

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

January 13, 2012



Richard Leggin, AIA  
6110 Oberlin Ave  
Glen Echo, MD 20812

Re: 3661 Morrison St NW – Side Yard Determination

Dear Mr. Leggin:

This letter will confirm the substance of my review of your letter of November 29, 2011 concerning the above-referenced Property. For reference, the Property is located in Square 1998, Lot 13, for which your firm is currently designing an addition to the existing single family residence located there. The subject property is located in an R-1-B zone. You provided me a proposed site plan (see attachment) showing a proposed addition along the rear of the house which extends out from the existing structure, in accordance with 11 DCMR 405.8.

That section permits additions to buildings with a non-conforming side yard of 5 feet [where 8 feet is normally required] as long as the addition does not decrease the width of the existing side yard, and the addition itself is set back a minimum of five (5) feet. Also, your client wishes to add a 1-story screened porch which will meet the minimum 5 foot setback.

I have reviewed the attached site plan and found that the project would conform with the relevant yard setback requirements. As long as the total building area does not exceed the maximum 40% lot occupancy limitation, the plan complies with the applicable zoning regulations.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the site plan attached to this letter. Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachment – Proposed Site Plan

File: Det Let re 3661 Morrison St NW to Leggin 1-13-2012

SIDE YARD  
NOT LESS  
THAN EXG.  
5.0' MIN.

NEW 1-STORY  
SCREEN PORCH

EXG. 1-STORY  
W/CRAWLSPACE

NEW 1-STORY  
ADDITION

LOT 13

NEW  
2-STORY  
ADDITION

20'  
DRENNAY APRON

15' PUBLIC ALLEY

EXG. 2-STORY  
HOUSE W/  
CELLAR

#3661

±5'-0"  
EXG.

MORRISON STREET, NW



3661 MORRISON ST NW  
WASHINGTON, DC 20015  
RLARCH'S 11/10/11  
SCALE 1/16" = 1'-0"